

ABSTRAK

Pembuatan Perjanjian Pengikatan Jual Beli (PPJB) Rumah Susun melalui *video conference* berkembang sebagai bentuk adaptasi praktik kenotariatan pada masa pandemi COVID-19. Namun, Undang-Undang Jabatan Notaris belum mengatur secara eksplisit kehadiran para pihak melalui media elektronik, sehingga menimbulkan persoalan mengenai keabsahan, kedudukan hukum PPJB, dan perlindungan hukum terhadap pembeli. Penelitian ini bertujuan menganalisis keabsahan dan kedudukan hukum PPJB Rumah Susun yang dibuat melalui *video conference* serta perlindungan hukum terhadap pembeli. Penelitian menggunakan metode hukum non-doktrinal empiris dengan pendekatan kualitatif. Data diperoleh melalui wawancara dengan notaris, pengembang, dan pembeli pada praktik PPJB Alton Apartemen Semarang serta studi kepustakaan. Hasil penelitian menunjukkan bahwa PPJB melalui *video conference* pada prinsipnya tetap sah sebagai perjanjian sepanjang memenuhi Pasal 1320 Kitab Undang-Undang Hukum Perdata. Namun, keabsahan perjanjian harus dibedakan dari keautentikan akta karena persyaratan formil mengenai penghadapan, pembacaan, dan penandatanganan tetap mengacu pada Undang-Undang Jabatan Notaris. Penggunaan *video conference* tidak otomatis membatalkan PPJB maupun memberikan kedudukan sebagai akta autentik. Pada praktik Alton Apartemen Semarang, mekanisme tersebut dilakukan pada masa pandemi sebagai adaptasi terhadap keadaan luar biasa dan pembatasan mobilitas. Perlindungan hukum terhadap pembeli diberikan secara preventif melalui verifikasi identitas, pemberian informasi, pembacaan dan penjelasan PPJB, serta kesempatan mempelajari isi perjanjian, sedangkan perlindungan represif tersedia melalui mekanisme penyelesaian sengketa. Namun, perlindungan hukum belum optimal karena belum terdapat pengaturan khusus mengenai kehadiran dan autentikasi elektronik dalam pembuatan akta notaris. Penelitian merekomendasikan penguatan regulasi kenotariatan digital untuk menjamin keautentikan akta dan perlindungan hukum pembeli.

Kata Kunci: *PPJB Rumah Susun; Video Conference, Perlindungan Hukum Pembeli; Keabsahan Akta, Notaris.*

ABSTRACT

The execution of a Sale and Purchase Preliminary Agreement (PPJB) for apartment units through video conference emerged as an adaptation of notarial practices during the COVID-19 pandemic. However, the Notary Law does not explicitly regulate the appearance of parties through electronic media, thereby raising legal issues concerning the validity, legal status of PPJB, and legal protection of buyers. This study aims to analyze the validity and legal status of apartment PPJB executed through video conference and the legal protection afforded to buyers. This research employs a non-doctrinal empirical legal method with a qualitative approach. Data were obtained through interviews with notaries, developers, and buyers involved in the PPJB practice at Alton Apartment Semarang, supported by a literature review. The results show that PPJB executed through video conference remains valid as an agreement insofar as it fulfills the requirements under Article 1320 of the Indonesian Civil Code. However, the validity of the agreement must be distinguished from the authenticity of the notarial deed, as the formal requirements concerning appearance before the notary, reading of the deed, and signing remain subject to the Notary Law. The use of video conference does not automatically invalidate the PPJB nor establish it as an authentic deed. In the practice at Alton Apartment Semarang, this mechanism was implemented during the pandemic as an adaptation to extraordinary circumstances and mobility restrictions. Legal protection for buyers was provided preventively through identity verification, provision of information, reading and explanation of the PPJB, and the opportunity to review its contents, while repressive legal protection was available through dispute resolution mechanisms. However, such protection remains suboptimal due to the absence of specific regulations governing electronic appearance and authentication in the execution of notarial deeds. This study recommends strengthening digital notarial regulations to ensure the authenticity of deeds and legal protection for buyers.

Keywords: *PPJB for Flat Units; Video Conference; Buyer Legal Protection; Deed Validity, Notary.*